

**5/4/09 - Monday, May 4, 2009**

**CITY OF EAU CLAIRE  
PLAN COMMISSION MINUTES**

**Meeting of May 4, 2009**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Buchanan, Duax, FitzGerald, Kaiser, Kayser, Seymour, Waedt

Staff Present: Messrs. Genskow, Noel, Tufte

The meeting was chaired by Mr. Kaiser.

**1. COMPREHENSIVE PLAN AMENDMENT “ Extraterritorial Review Area**

Mr. Tufte presented the request to amend the Comprehensive Plan to be in accord with City Council agreement with surrounding towns. Specifically, the Land Use Chapter would be amended in several places to change text that references sewer and utility extension requirements in the Extraterritorial Review Area. These changes would address the Council™s concerns over the townships™ lawsuit.

Mr. Duax arrived at 7:05 p.m.

No one spoke in opposition at the public hearing.

Mr. FitzGerald motioned to recommend approval of the amendment. Mr. Waedt seconded and the motion carried.

**2. CONDITIONAL USE PERMIT (CZ-0908) “ Columbarium, 2112 Rudolph Road**

Mr. Tufte presented a request to allow four columbariums to be built in phases at First Presbyterian Church. The selected area should not conflict with adjacent homeowners.

Jon Bowe stated the church informed abutting neighbors and held two meetings to discuss the proposal. Security lighting and landscaping hedges will provide security. The church has a contingency plan for the columbariums if they would need to move to another site.

Mr. FitzGerald motioned to approve the conditional use permit with the added condition that security lighting be less than 20 feet and fully shielded. Mr. Kayser seconded and the motion carried.

**3. CONDITIONAL USE PERMIT (CZ-0909) “ Tavern Expansion, 413/415 Galloway Street**

Mr. Tufte presented a request to allow an outdoor patio expansion for a tavern in the CBD district. The 16 by 24 foot expansion would be enclosed with fencing and a gate doorway to the adjacent property. A lease agreement exists between the two property owners.

The applicant, Jody Kvapil, 411 Galloway Street, stated the property owners share trash dumpsters and that he could screen them if necessary.

Mr. FitzGerald motioned to approve the conditional use permit with the added condition that trash dumpster be screened. Mr. Kayser seconded and the motion carried.

**4. GENERAL SITE DEVELOPMENT PLAN (PZ-0903) “ Storage/Maintenance Facility, Carson Park**

Mr. Tufte presented a request to approve a new 3,000 s.f. storage yard and 1,890 s.f. maintenance facility in Carson Park for the City Parks Department. A new building is needed because of City land sale to the YMCA. The building will be built into the hill slope, screened by existing trees, and colored to blend in with surroundings. The storage yard will be enclosed with a privacy fence. The Parks and Waterways Commission denied the request on a five to five vote.

Phil Fieber and Phil Johnson, from the City Parks Department, stated there is no>

Carol Cox, 1908 Hogeboom Avenue, submitted a letter of opposition citing the new building should be located in the center of the park near other City buildings.

Jim Olson, 550 Graham Avenue, voiced his support stating this area has less natural biodiversity, such as the plantation red pines.

Marlene Arnston, 607 W. Grand Avenue, voiced opposition stating the site is the only quiet, secluded area left in the park, and maintenance vehicles crossing the trail and street might cause conflicts.

Dave Peterson, 430 McKinley Avenue, stated the Chippewa Valley Railroad Association has no opposition to the project, as it will not affect their tracks.

Kathy Prentice, 636 Flaten Court, voiced opposition and thought the new building should be located in the center of the park near the

stadiums.

Christine Schaaf, 540 W. Grand Avenue, voiced opposition and thought also the new building should be located in the center of the park near the stadiums.

Mr. FitzGerald motioned for approval. Mr. Waedt seconded for the purposes of discussion.

Commissioners voiced concern over the project and wanted the Parks Department to study other various sites more in depth so as to compare them with the current site.

Mr. Buchanan motioned to postpone the item until the June 1st meeting. Mr. Kayser seconded and the motion carried.

## **5. CDBG HOME OWNERSHIP PROGRAM SITE “ 140 W. Grant Avenue**

Mr. Tufte presented a request to approve a site for acquisition for the Community Development Block Grant (CDBG) Home Ownership Program. The existing house at 140 W. Grant Avenue will be owned by Eau Claire Housing Authority.

Mr. Buchanan motioned to approve acquisition. Mr. Kayser seconded and the motion carried.

## **6. SITE PLAN (SP-9021 AMD.) “ Master Sign Plan, Chippewa Valley Plaza**

Mr. Tufte presented a request to amend the master sign plan for Chippewa Valley Plaza located on Gateway Drive. The pylon sign request is consistent with the City Sign Code.

Mark Skolos, 514 Forest Street, Black River Falls, WI, representing AIG Properties, Ltd. stated the proposal is for their tenants who complain of lack of advertising options on site.

Mr. FitzGerald motioned for approval. Mr. Kayser seconded and the motion carried.

## **7. DISCUSSION/DIRECTION**

### **A. Impervious Surface Code**

Mr. Tufte presented information on the impervious surface code and options for using permeable solutions. He explained the history of when parking on improved surfaces was required and that the commission has approved past surface requirement waivers. In 2011, the Sustainability Chapter directs staff to work on updating codes for more impervious surface maximums and to allow other pervious solutions, such as green roofs.

Mr. Duax and Mr. Buchanan thought the current code should be amended in the interim to remove the oil-based course and crushed rock language. The Plan Commission indicated that this should be brought back in 2011 with the other work project.

### **B. Parking Surface Requirements for Vehicles**

Mr. Tufte explained the parking surfaces requirements for self and non propelled vehicles and went through a survey of what other cities require if a change was so desired.

After discussion, the commission thought the City Council should take up the matter.

### **C. Code Enforcement Items**

None

### **D. Future Agenda Items**

Mr. Duax stated some type of incentive should be created in the future to attract more infill development.

## **8. MINUTES**

The minutes of the meeting of April 20, 2009, were approved.

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Joseph Seymour  
Secretary